

C7

	Empty Tree Forecast
	Green Turf Assessing Green - A22 Inspected by British Road House
	Green Planting
	Hedge Planting
	Tree Planting Extra Heavy Standard



QTY	UNIT CODE	PLANT NAME	STOCK	SIZE	SPACING
Shrubs					
7 No.	Sar con	Sarcococa confusa	C 3L	20-30cm	4/m2
5 No.	Sym Han	Symphoricarpos x chenaultii "Hancock"	C 3L	40-60cm	3/m2

CITY	UNIT CODE	PLANT NAME	STOCK	SPACING
Herbaceous plants				
2 No.	Ara mol	Acanthus mollis	C 3L	3/m ²
2 No.	Dic spe	Dicentra spectabilis	C 2L	3/m ²
27 No.	Hiel foe	Helianthus foetidus	C 2L	5/m ²
20 No.	Sal Car	Salvia sylvestris May night	C 2L	3/m ²

QTY	UNIT CODE	PLANT NAME	STOCK	FORM	GIRTH/HEIGHT
Trees					
3 No	AME H/Lhs1	Amorlanthier x grandifolia "Robin Hill"	C 45-85L	STD	12-14cm
3 No	CRA PAULhs	Crataegus laevigata "Pauls Scarlet"	R9	STD	12-14cm
1 No	CRA STRhs	Crataegus monogyna "Strifera"	R9	STD	12-14cm
1 No	MAGIsae	Magnolia x loebneri "Leonard Messli"	C 75L	STD	10-12cm
1 No	MAL SENhs	Malus "Red Sentinel"	R9	STD	12-14cm

QTY	UNIT CODE	PLANT NAME	STOCK	SIZE
Hedges				
32 m	Instant Box Hedge	Buxus sempervirens "Suffruticosa"	RB	30-40cm
256 No.	Plants spaced @ 8/m in a Double Staggered Row			

PERCENT	QTY	UNIT	PLANT NAME	STOCK	SIZE
Hedge Mixes					
5cm NATIVE HEDGE MIX 5 planted @ 6/m in a Double Staggered Row					
50%	16	No.	<i>Crataegus monogyna</i>	B Trans	60-80cm
15%	50	No.	<i>Corylus avellana</i>	B Trans	60-80cm
10%	33	No.	<i>Ilex aquifolium</i>	C 3L	40-60cm
5%	17	No.	<i>Rosa canina</i>	B Trans	60-80cm
20%	66	No.	<i>Prunus spinosa</i>	B Trans	60-80cm

Notes and Abbreviations

- B = Bare root (bagger).
- C = Container (or pot) grown, followed by size of the container (or pot).
- FORM = Shape of tree as supplied by the nursery.
- QTY = Quantity.
- RB = Rootballed (balled and wrapped).
- SIZE = Height or Spread of juvenile plant.
- Std = (clear stem) Standard.
- STOCK = Root condition/protection method eg bare root.
- Trans = Transplant (or undercut seedling).

Refer to specification for further information.

- All plants to be completely banded/ed off.
- Substitutions to be agreed with Landscape Architect.

P1	30 01 15	Planning	Alt	MT
Rev	Date	Description	Drawn	Checked

U R B A N G R E E N

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Client:	Client Details
Project:	NUTTS FARM
Title:	PLANTING PLAN

Status: Planning			
Project:	10775	Drawn:	AH
Checked:	MT	Date:	21.01.15
Scale	@A1 1:100	Approved:	MK
Drawing No:	L02	Revision	P1

LANDSCAPE SPECIFICATION NOTES

General

All plant material will comply with BS 8545: 2014 All planting shall be UK grown and obtained from a reputable and approved nursery.

Plant material should be fully hardy and be free from pests and diseases. All plants shall have well developed branches with a good fibrous root system. They shall be good bushy specimens, shrubs to have a minimum of three stems in the lower third.

The Landscape Architect is entitled to inspect the plants at the place of supply prior to delivery and can reject during inspection, any material which does not meet the specification.

Implementation shall begin during first planting season available, following completion of the hardworks.

Existing Tree Protection

Areas of existing individual trees on the site will be protected by the use of stout fencing erected at a specified distance from the base of the trees, as per Arboricultural Consultants Tree Survey and Arboricultural Implications Assessment, to British Standard 5837:2012.

All tree protection fencing will be erected prior to the commencement of the development. This fencing will be regarded as inviolate. Once erected the fencing will remain in situ and will not be removed or altered without the prior consent of the LPA's Arboricultural Officer in consultation with the Landscape Architect / Arboriculturalist.

Prior to and during all construction works on site no spoil or construction materials will be stored within the crownspread of any tree on, or adjacent to the site; even if proposed development is to be within the crownspread. Any encroachment within this protected area will only be with the prior agreement of the LPA's Arboricultural Officer.

Ground Preparation

Areas to be planted should be decompacted and thoroughly broken up by machine before any topsoil is spread. Areas within 10m of tree trunks should be broken up by hand, taking care not to damage any roots. Topsoil should be spread to a minimum of 350mm in planting beds and 150mm under grass areas. After settlement, finished topsoil levels should be 80mm below top of kerb to accommodate bark mulch. Topsoil in grass areas should be spread so as to be 20mm below any adjacent paved areas or kerbs after settlement to allow for turf. Final topsoil levels will be finished by hand to ensure smooth profiles, avoiding ruts, depressions or high spots. Areas shall be married into existing areas allowing for settlement.

Existing and imported multipurpose topsoil shall conform to BS 3882:2007. A Declaration of Analysis sheet should be supplied if requested by the Landscape Architect.

A herbicide should be applied prior to planting, in accordance with the manufacturer's specification, the 1997 Control of Pesticides Regulations and the 2003 COSHH regulations. This should be applied by suitable spraying apparatus to all beds except those that are free from herbs. If weeds are present, the area should be sprayed immediately. If no weeds are present but there is to be a delay before planting then spray one month after cultivation of the soil to allow dormant weed seeds to germinate. All spraying shall be carried out by a qualified operative using the correct protective clothing in non-windy conditions. Any damage caused by spray drifting or from incorrect use or spillage of the product shall be rectified at the contractor's own cost. Applications should be repeated as necessary and the all dead matter removed from site.

Fertilise beds with a slow-release fertiliser at the rate in accordance with the manufacturer's instructions.

Topsoil

If acceptable, topsoil shall be taken from stockpiles on site or imported from an approved source. Imported soil shall be a loam type, to BS 3882:2007, be free of contamination and contain a maximum of 15% clay or silt fines. A topsoil sample shall be provided with topsoil structure analysis for general landscape purposes. Topsoil from stockpiles on site shall have been loose tipped, not piled above 2.5m and shall have not have been compacted by site plant. All topsoil heaps shall be regularly treated with herbicide and again prior to use, to prevent the spread of unwanted seed banks.

Setting Out

Planting of trees, hedgerows, shrubs and specimens shall be set out exactly as shown on this plan. No substitutions will be accepted without the prior agreement of the Landscape Architect. The contractor shall replace immediately at his own cost any stock size, species or variety of plant which has not been specified on the planting schedule, unless agreed by the Landscape Architect.

Shrub and Herbaceous Planting

All plants shall be healthy, disease free, not pot bound, leggy or spindly. Any plants not conforming to this specification will be lifted and replaced at the contractor's own expense. In all cases where the shrub height is described in the schedules this shall be measured from the root collar the top of the main canopy. The spread of a plant shall be related to the body of the canopy.

Shrubs will have been cut back if necessary to give a bushy form with three to four shoots. Usually container grown specimens are specified, and these shall irrespective of time of planting, have been established in a container long enough for substantial new root growth to have been produced within the container. Herbaceous perennials shall have well-formed root systems which fill the container without being root bound. All shrubs and herbaceous plants shall be watered in on planting with 20 litres of water per square metre. If circumstances present drought or flood conditions, the contractor will confirm requirements with Landscape Architect.

Hedgerows

Where shrub planting is specified within hard landscape areas, especially where less than 1m wide, haunching to kerbs shall be controlled by shuttering to avoid spread into planting areas and to maximise planting space between kerbs.

Hedgerow plants shall be planted in the centre of a prepared trench a minimum of 750mm wide and 300mm deep in a single row at 3m located at the centre of the trench. Following planting the top of the hedgerow plants shall be pruned as required with secateurs to create a straight level top to the hedge.

Grass Areas

Turf such as Rolawn Medallion turf or equal which are wear and tear, drought and disease resistant while maintaining an aesthetic, green sward shall be used. Turf shall be laid on a prepared base of topsoil 150mm deep, cultivated to a fine tilth with all stones larger than 15mm diameter removed. Prepared areas are to be leveled to 20mm below path surfacing. All turf is to be laid from boards to prevent ground compaction and butted up to existing lawn and adjacent turf with close joints. Turf to be cut to shape of new footpath edges, all to be made good. Water regularly until established and a 80mm high green sward of grass is evident. The grass is to be cut to 50mm in height for first cut and to 35mm in height for subsequent cuts. All arisings shall be

removed from site. Areas that have not become successfully established shall be re-turfed in the next available season.

Gravel over Geotextile

Supply and spread a 10-15mm gauge gravel to a depth of 60mm, laid over geotextile. Gravel mulch shall be washed angular shingle, colour buff. Finished gravel mulch levels shall be 20mm below adjacent paving or kerb to avoid spillage.

Climbing Shrubs

Galvanised climber support wires with galvanised hook eyes shall be secured vertically on the side of fences and walls and tensioned between the top and bottom eye to provide an initial support for the climbing shrub up the side of fence / wall. Original climber support cane to be tilted on to wire to encourage climber on to the wire.

Mulching

Bark Mulch - After planting, supply and spread a mulch to a depth of 60mm over all planting areas.
(1) The bark should consist of even nominal particle size distribution of 5-35mm with minimal dust and fines and less than 5% wood content.
(2) The pH to be between 4.5 and 5.5
(3) The bark shall be pest, disease and weed free and not have been treated with methyl Bromide or any additives
(4) The bark should be Forest Stewardship Council (FSC) certified
(5) The bark shall have been tested in accordance with the requirements of BS 4790:1987, for fire resistance and be classified as having 'low' potential burn.

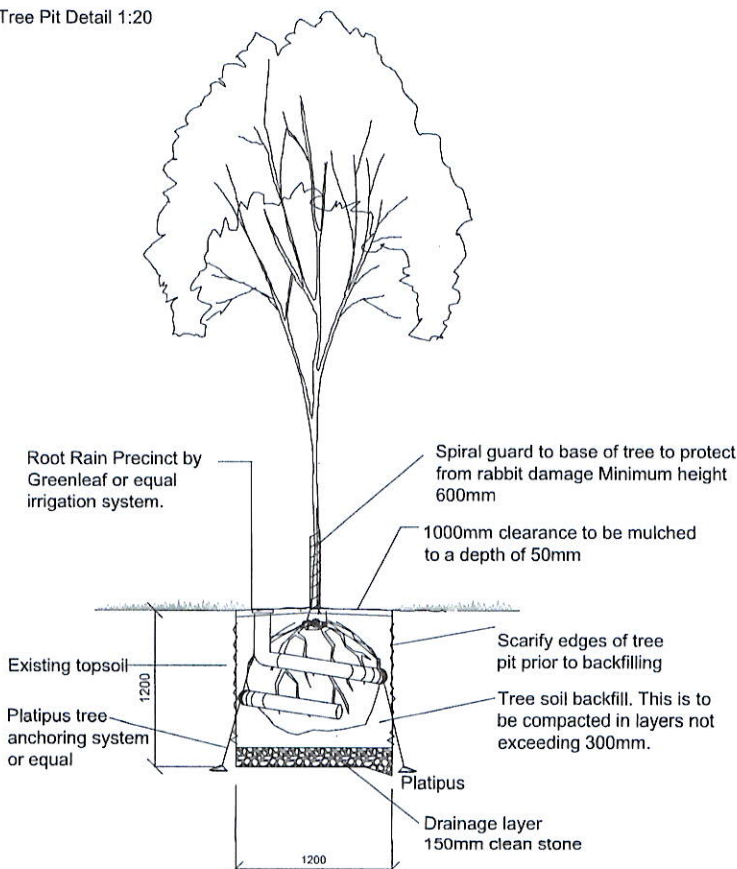
Site Maintenance and Management

The Landscape Contractor shall maintain the site for the period of the contract as agreed, after which time the residents, a Management Company or relevant Adopting Authority will take over annual maintenance and management.

For the duration of the 12 month or as agreed Maintenance Period, all planted areas will be kept free of weeds. All plants that are found dead, diseased or dying within 5 years of planting shall be replaced at the contractor's own expense in the next available growing season, similarly any trees that show clear evidence of failure during the first 5 years or as agreed will be replaced at contractor's own cost. Areas of turf that have not become successfully established shall be re-laid in the next available season.

All enclosures such as railings, gates, walls and fences shall be maintained in good order in perpetuity. All bark and gravel mulch should be topped up annually to maintain specified depths, as required. Tree stakes, underground guy systems and ties should be checked and adjusted quarterly and stakes removed after the tree has been established, usually at the end of the first year in place.

Typical Tree Pit Detail 1:20



Do not scale this drawing (printed or electronic version).

Contractors must check all dimensions from site.

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Drawing to be read in conjunction with tree survey.

P2	04.09.15	Planning	DL	MT
Rev	Date	Description	Drawn	Checked

URBAN GREEN

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Client: Client Details

Project: NUTTS FARM

Title: SUPPORTING NOTES

Status: Planning			
Project: 10775	Drawn: DL	Checked: MT	
Scale: 1:20	Date: 04.09.15	Approved: MK	
Drawing No: L05		Revision: P1	

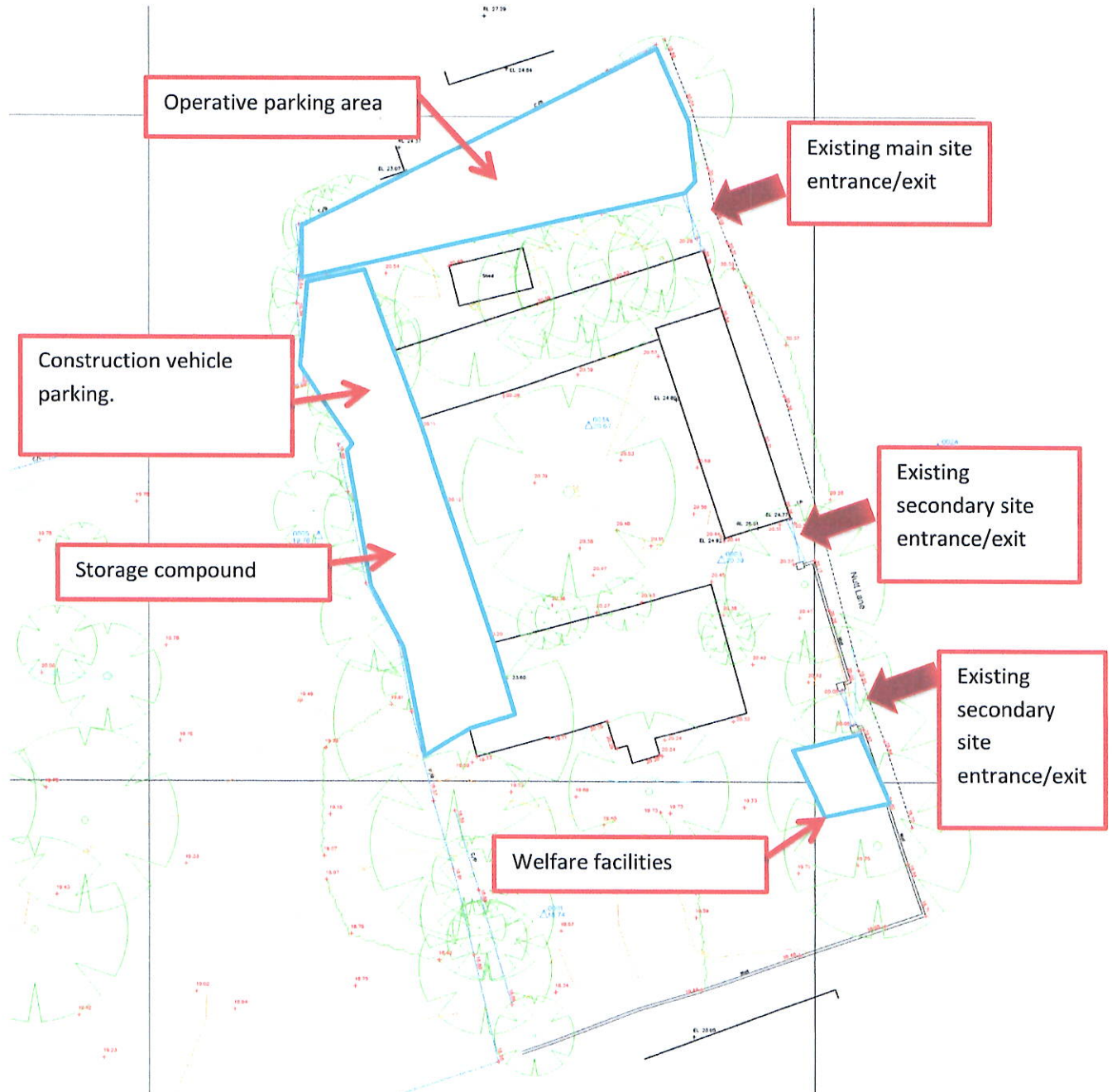
Construction Management C19

Nutt Farm: construction phase provision for parking for on-site operatives and construction vehicles plus on site storage.

Condition 19 for planning permission reference 58405

15 September 2015

Parking and Storage plan for phase 1 site preparation – areas shown are approximate



Nutt Farm: construction phase provision for parking for on-site operatives and construction vehicles plus on site storage.

Condition 19 for planning permission reference 58405

15 September 2015

Parking and Storage plan for phase 2 construction – areas shown are approximate



Tree Constraints Plan

Notes:

1. Trees that require further bat survey (GMEU survey 9th September 2015) prior to removal:
 - a. T5: Lime tree
 - b. Large Oak trees (all identified oak trees are outside of the application redline boundary to the rear of the site)
2. Other trees to be surveyed for bird nesting if to be removed during breeding bird season (1st March to 31st August inclusive).

